

PLANNING AND ZONING COMMISSION

MINUTES

DATE SEPTEMBER 7, 2021, 6:30 P.M.

IN PERSON AT

420 CENTRAL AVE DOLORES CO. 81323

OR VIRTUALLY BY THE LINK BELOW:

Join Zoom Meeting <https://zoom.us/j/95942107624>

Meeting ID: 959 4210 7624

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1. **CALL TO ORDER** Chairperson Robinson called the meeting to order at 6:35 p.m.
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL** Present at the meeting in person: Chairperson Robinson Commissioners Truelsen, Tucker, Heeney and Powell, Staff members Charles, Kelly, Doudy and Swope. Ex Officio Watters and Planner Garvin attended virtually. Ex Officio Lewis was absent.
4. **IDENTIFICATION OF ACTUAL OR PERCEIVED CONFLICTS OF INTEREST.** None offered
5. **APPROVAL OF THE AGENDA** Commissioner Truelsen moved and Commissioner Tucker seconded to approve the agenda.

Yes: Truelsen, Tucker, Robinson, Powell and Heeney.

No: none
6. **PUBLIC PARTICIPATION** 5 minutes per person. No members of the public attended the meeting.
7. **CONSENT AGENDA**

7.1 Minutes of August 3, 2021, Minutes of August 21, 2021

7.2 Continue this meeting to September 21, 2021

Commissioner Powell moved and Commissioner Truelsen seconded to approve the consent agenda with the correction of the roll call vote in the August 3, 2021 meeting's Consent Agenda approval. Remove Truelsen and add in Powell.

Yes: Truelsen, Tucker, Robinson, Powell and Heeney.

No: none

- 8. STAFF REPORTS** Manager Charles presented an idea for the Town to search out grant funding for market analysis of the properties with CHFA to investigate developing the properties in Dolores that the town owns for residential structures that could be offered to workforce individuals who are unable to find affordable housing in Dolores but do not meet the income margins for subsidized housing. Some of the grant application questions ask the town to show how it will incentivize these projects and what is built into our Land Use Code to encourage housing development.

9. REVIEW OF HAZARDS SECTION – REVIEW CHANGES AS OF AUGUST 21, 2021

The Commission reviewed the changes made to the Hazards section and found a few amendments to make. They want to list multi-structure development in the review criteria for wildland urban interface. Currently one and two-family structures are exempt from the review. This addition will capture applications for more than one structure in the development. Commissioner Tucker asked about a “guarantee” process to protect the town from development that might be abandoned mid project where remediation to grading or excavating would be required to stabilize the site. Planner Garvin confirmed that that protection is covered in the development permit for Subdivisions but there could be a reference to that element in this section. A Manual that is referenced in this section needs to be completed, Planner Garvin asked about changes to the Riparian buffer and the Commission concluded to leave it the way it is but to add a definition for Riparian to the measurements and definitions chapter.

Other considerations by the Commission were to adopt the Hazards section as a stand-alone amendment to the existing land use code, or place a moratorium on any development in a hazard zone for a period of time, or rely on the existing standards in the land use code with the 1041 rule. Tucker points out that using the existing standards will not cover riparian or wildland hazard areas. The commission discussed the 3-mile area of influence. The thought was that if the Hazards Article was adopted as a stand-alone amendment it might bring awareness to developers within the county of the Town's concern about developing in hazard areas.

The Commission wants to proceed with the adoption of this section and the Procedures section and asked staff to communicate that to the Board. A timeline of presenting the power point for Hazards and Procedures sections at the September 27 Board meeting was proposed.

The Commission viewed the power point presentation for Hazards and liked it. Planner Garvin will repurpose this presentation to include the procedures section and the Why's of the changes along with the What's New elements.

10. PLANNING FOR PUBLIC PARTICIPATION listed below are some of the methods passed around on August 21, 2021

- Scheduling open houses at the town hall or meet with the manager, staff, planner events.
- Holding key stakeholder sessions where specific groups are invited to the review.
- Keep a constant notice that the code is being reviewed at the Planning meetings.
- Post flyers around town inviting public comment.
- Have information at local events where possible, like Farmers Market, Harvest Festival etc. the risk is not talking to actual residents during these events.
- Put announcements on the local radio station.

No discussion was done for this section as the timing is not good for public outreach until the sections have presentations prepared for them.

10. ADJOURNMENT *At the next meeting the Commission will see the presentations for Articles 1 through 4. The meeting was adjourned at 8:00 p.m.*

Linda Robinson, Chairperson

Ann Swope, Assistant Clerk